

City of Durham Transportation Impact Fee Study Update													
Comparison Study of Similar North Carolina Cities with Enabling Legislation to Collect Transportation Impact Fees													
Land Use	Durham (North Zone)			Durham (South Zone)			Durham (Downtown)			Cary*			Raleigh
	Existing	Revised	% Change	Existing	Revised	% Change	Existing	Revised	% Change	Central	Southeast	Base	Citywide (2007 Rates)
Residential													
Single Family (per dwelling unit)	\$817	\$372	-54.5%	\$795	\$983	23.7%	\$157	\$205	30.8%	\$715	\$1,324	\$1,243	\$568
Accessory Dwelling Unit (per dwelling unit)	\$817	\$372	-54.5%	\$795	\$983	23.7%	\$157	\$205	30.8%	-	-	-	\$283
Multifamily (per dwelling unit)	\$501	\$228	-54.5%	\$488	\$604	23.7%	\$96	\$126	31.3%	\$439	\$813	\$762	\$345
Manufactured Home Park (per dwelling unit)	\$477	\$217	-54.5%	\$465	\$574	23.5%	\$92	\$120	30.4%	-	-	-	\$272
Retirement Community - Detached (per dwelling unit)	\$210	\$96	-54.5%	\$205	\$253	23.5%	\$40	\$53	32.2%	-	-	-	\$186
Retirement Community - Attached (per dwelling unit)	\$89	\$40	-54.5%	\$87	\$107	23.1%	\$17	\$22	31.6%	-	-	-	\$186
Assisted Living (per bed)	\$178	\$81	-54.5%	\$173	\$214	23.8%	\$34	\$45	31.6%	-	-	-	-
Retirement Community (per dwelling unit)	\$234	\$107	-54.4%	\$228	\$282	23.8%	\$45	\$59	31.0%	\$120	\$223	\$209	-
Hotel/Motel (per room)	\$574	\$257	-55.1%	\$559	\$682	21.9%	\$110	\$142	29.4%	\$382	\$708	\$664	\$579
Recreational													
Amusements/Fairgrounds (per acre)	\$3,194	\$1,453	-54.5%	\$3,111	\$3,846	23.6%	\$613	\$803	31.0%	-	-	-	-
Public Park or Playground (per acre)	\$49	\$22	-55.0%	\$47	\$58	24.3%	\$9	\$12	35.6%	\$35	\$66	\$62	\$204
Racquet Club (per court)	\$2,709	\$1,232	-54.5%	\$2,638	\$3,262	23.7%	\$520	\$681	31.0%	-	-	-	-
Golf Course (per acre)	\$243	\$110	-54.6%	\$236	\$292	23.8%	\$47	\$61	29.8%	\$1,599	\$2,962	\$2,780	-
Driving Range (per tee)	\$1,011	\$460	-54.5%	\$984	\$1,217	23.7%	\$194	\$254	31.0%	-	-	-	-
Miniature Golf Course (per hole)	\$1,011	\$121	-88.0%	\$984	\$321	-67.3%	\$194	\$67	-65.4%	-	-	-	-
Theater/Arena/Stadium (per seat)	\$57	\$26	-54.8%	\$55	\$68	23.9%	\$11	\$14	29.4%	-	-	-	\$9.25
Multiplex Movie Theater (per seat)	\$65	\$29	-54.7%	\$63	\$78	23.6%	\$12	\$16	35.6%	-	-	-	-
Skating Rink (per 1,000 s.f.)	\$1,908	\$868	-54.5%	\$1,858	\$2,298	23.7%	\$366	\$480	31.1%	-	-	-	-
Health Club (per 1,000 s.f.)	\$1,641	\$1,490	-9.2%	\$1,599	\$3,943	146.6%	\$315	\$824	161.5%	-	-	-	-
Bowling Alley (per 1,000 s.f.)	\$2,862	\$1,302	-54.5%	\$2,788	\$3,447	23.6%	\$550	\$720	30.9%	-	-	-	-
Recreation Community Center (per 1,000 s.f.)	\$930	\$603	-35.1%	\$906	\$1,597	76.3%	\$179	\$333	86.3%	\$1,023	\$1,895	\$1,778	-
General Recreation (per acre)	\$4,665	\$2,122	-54.5%	\$4,544	\$5,618	23.6%	\$896	\$1,173	31.0%	-	-	-	-
Industrial													
Manufacturing (per 1,000 s.f.)	\$598	\$272	-54.5%	\$583	\$721	23.6%	\$115	\$150	30.9%	-	-	-	\$335
Warehouse/Distribution (per 1,000 s.f.)	\$380	\$173	-54.5%	\$370	\$458	23.7%	\$73	\$96	30.9%	\$361	\$669	\$627	\$559
Truck Terminal (per acre)	\$5,886	\$2,678	-54.5%	\$5,733	\$7,089	23.6%	\$1,130	\$1,480	31.0%	-	-	-	\$559
Mini-Warehouse (per 1,000 s.f.)	\$210	\$96	-54.5%	\$205	\$253	23.5%	\$40	\$53	32.2%	\$184	\$341	\$319	\$148
Institutional													
Place of Worship (per 1,000 s.f.)	\$582	\$265	-54.5%	\$567	\$701	23.6%	\$112	\$146	30.7%	\$328	\$607	\$569	\$250
Hospital (per 1,000 s.f.)	\$970	\$441	-54.5%	\$945	\$1,168	23.6%	\$186	\$244	31.2%	\$520	\$963	\$904	\$738
Elementary School (per student)	\$234	\$154	-34.0%	\$228	\$409	79.4%	\$45	\$85	89.8%	-	-	-	\$60
Middle School (per student)	\$429	\$195	-54.6%	\$417	\$516	23.8%	\$82	\$108	31.4%	-	-	-	\$60
High School (per student)	\$332	\$151	-54.6%	\$323	\$398	23.6%	\$64	\$83	30.3%	-	-	-	\$79
Daycare (per 1,000 s.f.)	\$647	\$1,457	125.1%	\$630	\$3,856	512.0%	\$124	\$805	549.4%	\$841	\$1,557	\$1,461	-
Junior College/Community College (per 1,000 s.f.)	\$898	\$408	-54.5%	\$874	\$1,081	23.7%	\$172	\$226	31.2%	-	-	-	\$874
College or University (per 1,000 s.f.)	\$873	\$397	-54.5%	\$850	\$1,052	23.7%	\$168	\$220	30.7%	-	-	-	-
Major Research University (per 1,000 s.f.)	\$784	\$357	-54.5%	\$764	\$944	23.6%	\$151	\$197	30.6%	-	-	-	\$874
Group Care Facilities (per bed)	\$178	\$81	-54.5%	\$173	\$214	23.8%	\$34	\$45	31.6%	-	-	-	\$148
General Retail (per 1,000 s.f.)													
< 50,000 sq. ft.	\$2,571	\$1,170	-54.5%	\$2,504	\$3,096	23.7%	\$494	\$647	30.9%	\$771	\$1,429	\$1,341	\$2,020
50,000 - 99,999 sq. ft.	\$3,283	\$1,493	-54.5%	\$3,197	\$3,953	23.7%	\$630	\$826	31.0%	\$771	\$1,429	\$1,341	\$1,817
100,000 - 199,999 sq. ft.	\$2,911	\$1,324	-54.5%	\$2,835	\$3,505	23.6%	\$559	\$732	31.0%	\$771	\$1,429	\$1,341	\$2,307
200,000 - 500,000 sq. ft.	\$2,434	\$1,107	-54.5%	\$2,370	\$2,931	23.7%	\$467	\$612	31.1%	\$771	\$1,429	\$1,341	\$1,940
> 500,000 sq. ft.	\$2,321	\$1,056	-54.5%	\$2,260	\$2,795	23.7%	\$446	\$584	30.9%	\$771	\$1,429	\$1,341	\$1,757
General Office (per 1,000 s.f.)													
Medical Office	\$2,959	\$1,368	-53.8%	\$2,882	\$3,622	25.7%	\$568	\$756	33.2%	-	-	-	-
< 50,000 sq. ft.	\$1,811	\$570	-68.5%	\$1,764	\$1,509	-14.4%	\$348	\$315	-9.4%	\$1,054	\$1,954	\$1,833	\$1,004
50,000 - 99,999 sq. ft.	\$1,682	\$636	-62.2%	\$1,638	\$1,685	2.8%	\$323	\$352	8.9%	\$1,054	\$1,954	\$1,833	\$1,004
100,000 - 149,999 sq. ft.	\$1,439	\$655	-54.5%	\$1,402	\$1,733	23.6%	\$276	\$362	31.1%	\$1,054	\$1,954	\$1,833	\$811
150,000 - 199,999 sq. ft.	\$1,286	\$581	-54.8%	\$1,252	\$1,538	22.9%	\$247	\$321	30.1%	\$1,054	\$1,954	\$1,833	\$811
> 200,000 sq. ft.	\$1,148	\$522	-54.5%	\$1,118	\$1,383	23.7%	\$220	\$289	31.3%	\$1,054	\$1,954	\$1,833	\$617
Office Park (per 1,000 s.f.)													
< 50,000 sq. ft.	\$1,989	\$890	-55.2%	\$1,937	\$2,356	21.6%	\$382	\$492	28.8%	-	-	-	-
50,000 - 99,999 sq. ft.	\$1,835	\$835	-54.5%	\$1,788	\$2,210	23.6%	\$352	\$462	31.1%	-	-	-	-
100,000 - 149,999 sq. ft.	\$1,714	\$769	-55.1%	\$1,669	\$2,035	21.9%	\$329	\$425	29.2%	-	-	-	-
150,000 - 199,999 sq. ft.	\$1,617	\$728	-55.0%	\$1,575	\$1,928	22.4%	\$311	\$403	29.5%	-	-	-	-
> 200,000 sq. ft.	\$1,496	\$669	-55.2%	\$1,457	\$1,772	21.6%	\$287	\$370	29.0%	-	-	-	-
Business Park (per 1,000 s.f.)													
< 50,000 sq. ft.	\$1,181	\$533	-54.8%	\$1,150	\$1,412	22.8%	\$227	\$295	29.9%	-	-	-	-
50,000 - 99,999 sq. ft.	\$1,172	\$530	-54.8%	\$1,142	\$1,402	22.8%	\$225	\$293	30.1%	-	-	-	-
100,000 - 149,999 sq. ft.	\$1,164	\$522	-55.1%	\$1,134	\$1,383	21.9%	\$224	\$289	28.9%	-	-	-	-
150,000 - 199,999 sq. ft.	\$1,156	\$519	-55.1%	\$1,126	\$1,373	21.9%	\$222	\$287	29.2%	-	-	-	-
> 200,000 sq. ft.	\$1,148	\$515	-55.1%	\$1,118	\$1,363	21.9%	\$220	\$285	29.4%	-	-	-	-
Cost per Daily Trip End													
		\$1,051			\$2,782			\$581					
Recovery Rate		35%			35%			35%					

* **Cary** expects to raise the fees in the "Base" zone effective 7/1/08; they also expect the "Southeast" zone to be absorbed by the "Base" zone. Cary also has additional Land Use categories that are not covered in Durham's list: ATM (stand alone), Bank, Fast Food Restaurant, Sit-Down Restaurant, Industrial Park, Tennis Court and Retail > 11m SF. Golf Courses in Cary are assessed per hole, not per acre. Retirement Homes are called Congregate Care Facilities.